

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Joshua B. Cardell, AND BRITTANY CARDELL, who joins the conveyance for the purpose of conveying any homestead rights, or other marital rights, he/she may have to the property by virtue of his/her marriage to Joshua B. Cardell, Grantors, and James W. Henson Anderson and Jessica B. Anderson, husband and wife, Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MS, and more particularly described as follows, to-wit:

Lot 114, Phase 2, Brentwood Farms Subdivision, situated in Section 29, Township 1 South, Range 7 West, City of Southaven, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 49, Pages 16-17, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.

STATE MS.-DESOTO CO. *JS*
FILED *JS*

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W.E. DAVIS CH. CLK.

2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

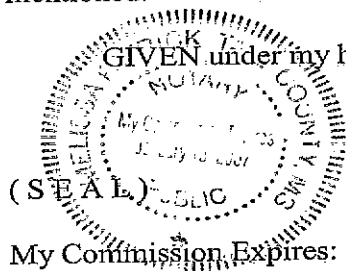
IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 24th day of July, 2003.

Joshua B. Cardell
Joshua B. Cardell

Brittany A Cardell
Brittany Cardell

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Joshua B. Cardell and Brittany Cardell, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.



GIVEN under my hand and official seal on this the 24th day of July, 2003.

Melissa A. Cardell
NOTARY PUBLIC

My Commission Expires: 12-13-2007

ADDRESS OF GRANTOR:

1820 Orrendiff
Southaven, MS 38671
Home: 901.409.7105
Work: _____

ADDRESS OF GRANTEEES:

1820 Greencliff Drive
Southaven, MS 38671
Home: 901.484.8285
Work: _____

PREPARED BY AND RETURN TO:
HOLCOMB DUNBAR, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(662) 349-0664

FILE# 803441